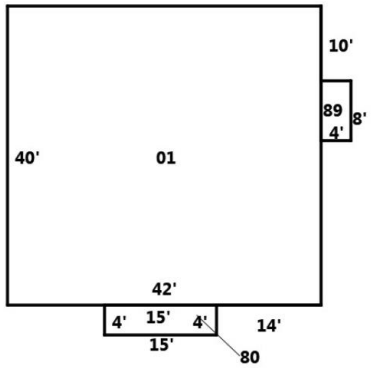
05/13/2025 08:52 OWNERSHIP 1104563	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
CURRY MICHELLE BOWLING 2258 SANDERS RD STEM, NC 27581-9567 DEED: 01958 0810 8/24/2023 $0	LOT 3 PLATBOOK/PAGE/DATE: 00048 00154 NB: 057 SOUTH CENTRAL AVERAGE 2258 SANDERS RD	TALLY HO	089800975742 RECORD NUMBER: 56150 ROUTE: LISTER: BA 1/11/2023 REVIEWER: BA 1/11/2023	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
			NEW HOUSE	1.0100

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	1XBUILDING SITE 1	1.000	36340		1.00		1.00		36340		1.000		36340
2	11XFRONTAGE 1	0.010	22000		1.00		1.00		22000		0.010		220

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **36,560**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	13 C CONCRETE PAVING	30 * 56	2.83	0.95	2.83	1680	4754
2	08 B SHELTER	17 * 17	7.42	0.97	7.42	289	2144

OTHER FEATURES VALUE: **6,898**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
SLAB	ALUMINUM/VINYL	GABLE	ASPHALT SHINGLE	1.5000 STHT 3 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
DRYWALL	VINYL CARPET	HEAT & AIR	ELECTRIC	1

IMPROVEMENT TYPE:	DWELLING	GRADE:	C	AYB:	2020	EYB:	2020	CONDITION:	AVERAGE	DEPR TABLE:		SQ FT TABLE:	

DIMENSIONS: 01=N40E42S40W42Area:1680;78=Area:1680;89=S10E4S8W4N8N10Area:32;80=W14S4W15N4E15E14Area:60;TotalArea:3452

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
01 01 SNG FAML	1680		1.50		2520	126.77		C		2.50				0.95		122.81		2520		309481		0.98				303291
1 HALFBATHS	0				0											3417.00		0		3417		0.98				3349
2 BATHS	0				0											5100.00		0		10200		0.98				9996
89 89 OM-PORCH	32		1.00		32	47.29								1.00		47.29		32		1513		0.98				1483
80 80 PORCH	60		1.00		60	42.08								1.00		42.08		60		2525		0.98				2475
78 78 ATTFGARG	1680		1.00		1680	51.73								1.00		51.73		1680		86906		0.98				85168
	2520	HSF			4292	TSF										RPCN=164.3023/HSF				414042		VALU=161.02/HSF				405762

STRUCTURE VALUE **405,762**

CARD 1 VALUE **449,220**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL
LAND	36,560				36,560	36,560
OTHER FEAT	6,898				6,898	6,898
STRUCTURE	405,762				405,762	405,762
TOTAL	449,220				449,220	449,220

OTHER CARDS VALUE

TOTAL VALUE **449,220**

NBHD ADJUSTMENT: **1.00**

(1615061) Group:0 **TAX YEAR: 2025** **APPRAISED VALUE** 449,220

Granville County, NC **REVAL YEAR: 2024** **DEFERRED VALUE** 0 **TAXABLE VALUE** 449,220